



**To be sold via conditional auction  
(56-day exchange + completion)**

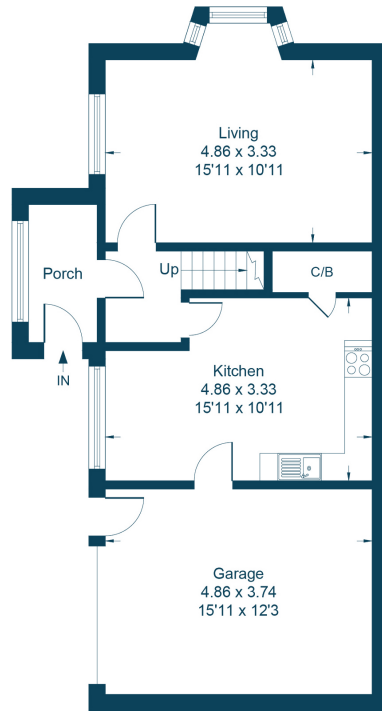


- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE CONDITIONAL AUCTION (56-DAY EXCHANGE/COMPLETION)**
- ✓ Spacious end-terrace house in a great location ready to put your own stamp on!
- ✓ Bidding opens on Tuesday 23rd March at 14:00 and closes on Monday 29th March at 14:00
- ✓ Sizeable living room and kitchen (both 153 sq ft)
- ✓ 186 sq ft garage - relatively easily convertible to extra living space
- ✓ 3 well-proportioned bedrooms (50, 111 and 87 square ft respectively)
- ✓ Extra closet / storage space (on ground floor)
- ✓ Pleasant garden area with a wooden shed, patio and lawn
- ✓ Close to Langold Country Park + Langold Lake
- ✓ Ofsted-rated 'Good' schooling reasonably closeby

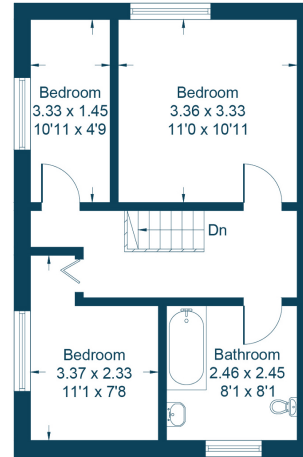




Approximate Gross Internal Area = 97.84 sq m / 1053 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Property Particulars



Living Room

15.11ft x 10.11ft (4.86m x 3.33m)



Kitchen

15.11ft x 10.11ft (4.86m x 3.33m)



Bedroom 1

10.11ft x 4.90ft (3.33m x 1.45m)



Bedroom 2

11.10ft x 10.11ft (3.36m x 3.33m)



Bedroom 3

11.10ft x 7.80ft (3.37m x 2.33m)



Bathroom

8.1ft x 8.1ft (2.46m x 2.45m)



Gross Internal Floor Area

(approx.) = 1,053 sq ft (97.84 sq m)

## Overview

Ideal for first-time buyers, growing families or buy-to-let property investors, Property Solvers presents this spacious end-terrace in a great location ready to put your own stamp on. The property has an Energy Performance Rating 'C' and is competitively priced for a 56-day open market auction sale.

## Description

With off-street parking as well as gas central heating and UPVC double glazing throughout, this well-proportioned property will make the perfect family home. Enter via a secluded porch area and, to your left, is the sizeable living room (153 square feet) with a bay window feature and fireplace. To your right is the equally sized kitchen (153 square feet) which has plenty of dining in addition to an extra storage cupboard. A door to the right leads to the 186 square foot garage which could be relatively easily converted to an extra living space. To the rear is a pleasant garden area with a wooden shed, patio and lawn. Upstairs there are three well-proportioned bedrooms (50, 111 and 87 square feet respectively) and a 3-piece suite bathroom, divided by a wide landing area.



## Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of C.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a C rating it must score 69-80 Standard Assessment Procedure points. 27.68% of properties lodged on to the UK Government's EPC Register are C rated.

### Score Energy Rating

92+



81-91



69-80



55-68



39-54



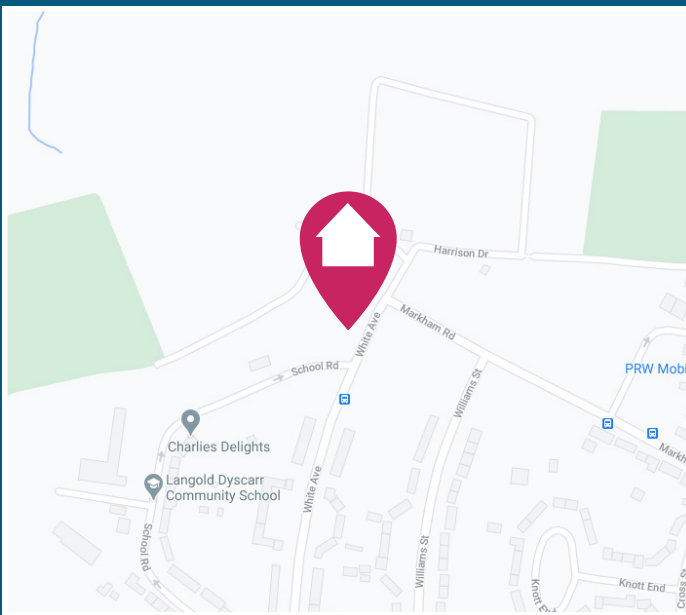
21-38



1-20



## Location



The property is situated in the quiet and friendly village of Langold. With good transport links to the A60 and A1, it's a 12 minutes drive from Worksop town centre.

Langold Country Park and Langold Lake are both nearby, as are a number of local amenities including a doctor's surgery, pharmacy, convenience store and takeaways.



## Nearby Schools

- ✓ Kingston Park Academy (Ofsted-Rated 'Good')
- ✓ Ramsden Primary School (Ofsted-Rated 'Good')
- ✓ St. Mary and St. Martin Primary (Ofsted-Rated 'Good')

## More Information

- ✓ [Auction Terms + Conditions](#)
- ✓ [Anti-Money Laundering \(AML\) Requirements](#)
- ✓ [Access Auction Legal Pack](#) (registration required)
- ✓ [Auction Buyer's Guide](#)

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the [auction listing](#) directly.

## Viewings

Viewings available 7 days a week.

All viewers must observe our COVID-19 Viewing Policy

## Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

## Buyer Reservation Fee

A £2,000 + VAT (non-refundable) reservation fee and a £125 + VAT processing fee will be due from winning bidder.